

ORDINANCE NO. 99-20-CM
AN ORDINANCE AMENDING CHAPTERS 2, 3 4 AND 5
OF ORDINANCE NO. 97-51-CM
BEING THE UNIFIED ZONING ORDINANCE
OF TIPPECANOE COUNTY.

Be it ordained by the County Commissioners of Tippecanoe County, Indiana, that Ordinance No. **97-51-CM**, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change **2-1-10**, R1, **2-2-10**, R1A, **2-3-10**, R1B, **2-4-10**, R1U, **2-6-10**, R2, **2-7-10**, R2U, **2-8-10**, R3 and **2-9-11**, R3U, MAXIMUM BUILDING HEIGHT of **CHAPTER 2**, ZONE REGULATIONS, to read:

MAXIMUM BUILDING HEIGHT. 35'(or to original height if being repaired, restored or rehabilitated) (Amend 10) See 4-5 for exceptions

Section 2: Change **2-13-1**, INTENT, of **2-13**, NEIGHBORHOOD BUSINESS ZONES, NBU, of **CHAPTER 2**, ZONE REGULATIONS, by adding a phrase at the end so as to read:

To preserve and protect older parts of the community by providing areas for retail and service establishments that are convenient to neighborhood residents, and that are not so automobile intensive as to disrupt the safety and quiet of the neighborhood, on older platted **lots in urbanized sewerred areas** of Lafayette and West Lafayette (Amend 5) and the incorporated towns; relatively high **density single-family, two-family and multi-family residences** are also appropriate within these neighborhood shopping enclaves, if they include a commercial component on the first floor, unrelated to the residential use (Amend 10).

Section 3: Change **2-13**, NEIGHBORHOOD BUSINESS ZONES, NBU, of **CHAPTER 2**, ZONE REGULATIONS, by revising the following subsections to read:

- 2-13-4 MINIMUM LOT AREA:** -- none (Amend 10) (Do not delete university-proximate part)
- 2-13-5 MINIMUM LOT WIDTH:** - none, but **75' maximum lot width** (Amend 10)
- 2-13-6 LOT COVERAGE:** **Maximum coverage by all buildings** - 60% (Amend 10)
 Minimum vegetative cover. -- none (Amend 10)
- 2-13-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**
 Primary use building - 15' (Amend 10)
 Accessory use or building - 10' (Amend 10)
 See 4-4 for additional information
- 2-13-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:**
 0' (10' if abutting a **residential zone** or **use**) (Amend 10)
 See 4-4 for additional information

Section 4: Change **2-13-10**, NBU, MAXIMUM BUILDING HEIGHT of **CHAPTER 2**, ZONE REGULATIONS, to read:

MAXIMUM BUILDING HEIGHT: 35' (or to original height if being repaired, restored or rehabbed) (Amend 10)
 University-proximate multi-family dwelling:
 14' at the finished floor of the upper story (Amend

5)

See 4-5 for exceptions

Section 5: Change FOOTNOTE 52 in **3-2**, PERMITTED USE TABLE, of **CHAPTER 3**, PERMITTED USE TABLE, to read:

Residential *uses* in NBU and CBW *zones* shall be located above the nonresidential ground floor, except that one handicapped *accessible dwelling unit* may be located on the ground floor of non-elevator *buildings* in addition to nonresidential *uses* (Amends 6, 10).

Section 6: Change building height requirements in **4-2-1, SUMMARY OF STANDARD AREA, WIDTH COVERAGE AND HEIGHT REQUIREMENTS** of **CHAPTER 4, ADDITIONAL USE RESTRICTIONS**, to read:

MINIMUM LOT AREA ¹ (sq.ft.)			MINIMUM LOT WIDTH ¹ (ft.)	MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)	MINI MUM VEGE- TATIVE COVER (pct.)	(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)
ZONE	PER USE	PER D.U. ²				
R1	10000	----	75	25	40	35 ¹⁰
RIA	7500	----	75	25	40	35 ¹⁰
R1B	6000	----	60	30	35	35 ¹⁰
RIU	4000	----	40	35	30	35 ¹⁰
R2	SF: 7500	TF: 3750	60	30	30	35 ¹⁰
R2U	SF: 4000	TF: 3000	SF: 40 TF:60	35	30	35 ¹⁰
R3	SF: 6000	TF: 3000	60	40	30	35 ¹⁰
	MF: none	2000 ⁴	70	40	30	35 ¹⁰
R3U	SF: 4000	TF: 3000	SF:40 TF:60	40	30	35 ¹⁰
	MF: none	2000 ⁴	70	40	30	35 ¹⁰
NBU	none	none	none ⁷	60	none	35 ¹⁰
(Amend 5)	UP:none	6	70	40	30	5

Section 7: Change building height requirements in **4-2-1, SUMMARY OF STANDARD AREA, WIDTH COVERAGE AND HEIGHT REQUIREMENTS** of **CHAPTER 4, ADDITIONAL USE RESTRICTIONS**, by adding footnote 10 to read:

Or to original height if being repaired, restored or rehabbed (Amend 10).

Section 8: Change the NBU line in **4-2-1, SUMMARY OF STANDARD AREA, WIDTH, COVERAGE AND HEIGHT REQUIREMENTS**, of **CHAPTER 4, ADDITIONAL USE RESTRICTIONS** to read:

MINIMUM LOT AREA ¹ (sq.ft.)			MINIMUM LOT WIDTH ¹ (ft.)	MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)	MINI- MUM VEGE- TATIVE COVER (pct.)	MAXIMUM BLDG. HEIGHT (ft.)
ZONE	PER USE	PER D.U. ²				
NBU	none	none	none ⁷ ----	60	none	35 ¹⁰
(Amend 5,10)	UP: none	6	70	40	30	5

Section 9: Change the NBU line in **4-2-2, SUMMARY OF STANDARD SETBACK REQUIREMENTS**, of **CHAPTER 4, ADDITIONAL USE RESTRICTIONS** to read:

ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
ZONE	MINIMUM SETBACK ¹ FOR PRIMARY USE BUILDING				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK
	LOCAL	COLLECTOR	SECONDARY	PRIMARY	PrmUB	AccUB ²	PrmUB 0 ⁸
NBU:	0	0	0	0	15	10	0 ⁸
(Amend 10)							

Section 10: Change **5-5-3-a, of 5-5-3**, PERMITTED HOME OCCUPATIONS, of **CHAPTER 5**, SUPPLEMENTARY REGULATIONS, by removing the word "and" from the end of **5-5-3-a-11**, replacing the period at the end of **5-5-3-a-12** with "; and", then adding a new **5-5-3-a-13** to read:
Office facility of a building contractor (Amend 10).

Section 11: Change **5-5-6-a, of 5-5-6**, PERMITTED RURAL HOME OCCUPATIONS, of **CHAPTER 5**, SUPPLEMENTARY REGULATIONS, by removing the word "and" from the end of **5-5-6-a-10**, replacing the period at the end of **5-5-6-a-11** with "; and", then adding a new **5-5-3-a-13** to read:
Office facility of a building contractor (Amend 10).

Section 12: This ordinance shall be in full force and effect from and after the date of passage.

ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA THIS 3RD DAY OF MAY, 1999.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Yes

John L. Knochel, President

Yes

Ruth E. Shedd, Vice President

Yes

Kathleen Hudson, Member

ATTEST:

Robert A. Plantenga, Auditor